



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**5 SPICERS COURT,  
STADE STREET, HYTHE**

**£265,000 Leasehold  
To Include A Share Of The Freehold**

**A purpose built first floor flat which is situated in a convenient and sought after location, on level ground, within a short walk of the town centre and of the seafront. Generous sitting/dining room, kitchen, 2 bedrooms, shower room. Garage, communal parking spaces, drying area. Sold with the benefit of no onward chain. EPC C**



# **5 Spicers Court, Stade Street, Hythe CT21 6EB**

## **Communal Entrance Hall with Lift and Stairs, Entrance Hall, Sitting/Dining Room, Kitchen, Two Bedrooms, Shower Room, Garage-En-Bloc, Parking On A First Come, First Served Basis**

### **DESCRIPTION**

Spicers Court is a well situated purpose built block comprising just nine apartments all served by a lift. Number five is situated on the first floor, to the rear of the building, a peaceful spot from where it enjoys a pleasant open aspect from almost every room.

The accommodation, which is of particularly comfortable proportions, comprises an entrance hall offering ample storage, a generous sitting/dining room which leads to the smartly fitted kitchen. There are two bedrooms and a sleek modern shower room.

To the rear of the building the apartment benefits from not only a garage but also the use of a number of communal parking spaces. There is also a useful communal drying area. The property is to be sold with the benefit of no onward chain and a share of the freehold included.

### **SITUATION**

Forming part of Hythe's desirable conservation area, Stade Street is a particularly sought after location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town is also well served with 4 supermarkets (including Waitrose, Aldi and Sainsburys). There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket and squash clubs, water sports, etc. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles distant and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 3.5 miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood around 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West) with a journey time of around 53 minutes from Folkestone.

(All distances are approximate.)

The accommodation comprises:

#### **COMMUNAL ENTRANCE HALL**

Entry phone system, staircase and lift rising to first floor landing, door to:

#### **ENTRANCE HALL**

Access to shelved storage cupboard, access to deep part shelved storage cupboard, coved ceiling, doors to:



## **SITTING/DINING ROOM**

A generous space with coved ceiling, two decorative ceiling roses, pair of double glazed windows to rear enjoying a pleasant open aspect over gardens, electric heater, door to:

## **KITCHEN**

Well fitted with a comprehensive range of base cupboard and drawer units in a smart contemporary finish incorporating space housing freestanding Hotpoint washing machine, roll top granite effect work surfaces inset with one and a half bowl sink and drainer with mixer tap and four burner induction hob with extractor hood above, tiled splashbacks, coordinating wall cupboards with concealed lighting beneath, integrated eye level oven/grill, space housing freestanding Hoover fridge/freezer, tiled floor, coved ceiling, double glazed window to rear enjoying a pleasant open aspect over gardens.

## **BEDROOM**

Range of built-in wardrobe cupboards concealed by sliding doors, coved ceiling, two double glazed windows to side enjoying views towards Hythe's pretty hillside, electric heater.

## **BEDROOM**

Coved ceiling, double glazed window to side enjoying views towards Hythe's pretty hillside and St Leonard's Church, electric heater.

## **SHOWER ROOM**

Well fitted with a contemporary suite comprising twin sized walk-in shower enclosure with glazed shower screen, thermostatically controlled monsoon shower and separate handheld attachment, vanity unit incorporating low level WC with concealed cistern, wash basin set into granite effect worktop with mixer tap, mirrored wall cabinet above, tiled walls, access to deep heated linen cupboard housing pressurised hot water cylinder, obscured double glazed window to side.

## **OUTSIDE**

Spicer's Court has a driveway to the side of the building leading to the garage block to the rear, where number five benefits from a **single garage** en-bloc and the use of the communal **parking spaces** on a first come first served basis.

There is also a **communal drying** area to the rear of the building.

## **LEASE DETAILS**

We understand that there is the balance of a 999 year lease however, the property is sold with the benefit of a share in the freehold.

## **SERVICE CHARGE**

We understand that the service charge is £480 per quarter.

NB All information to be verified between solicitors.

## **EPC Rating Band C**

## **COUNCIL TAX**

Band C approx. £2,228.22 (2026/27)  
Folkestone & Hythe District Council.

## **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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# Spicers Court, Hythe, CT21

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft

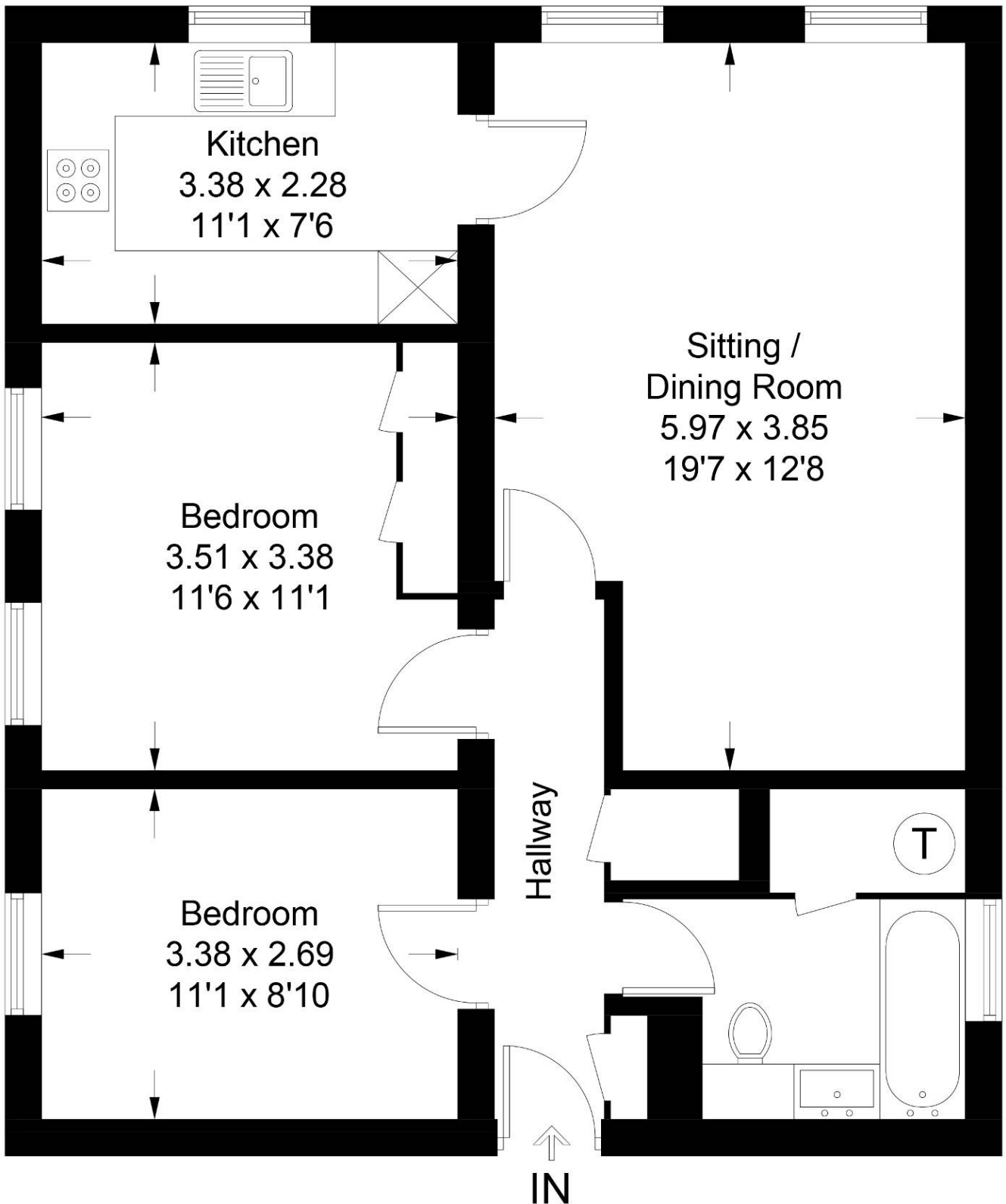


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